

**Grantee: Cobb County, GA**

**Grant: B-11-UN-13-0002**

**April 1, 2013 thru June 30, 2013 Performance Report**

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**Grant Number:**

B-11-UN-13-0002

**Obligation Date:****Award Date:****Grantee Name:**

Cobb County, GA

**Contract End Date:****Review by HUD:**

Submitted - Await for Review

**Grant Amount:**

\$2,415,784.00

**Grant Status:**

Active

**QPR Contact:**

Kimberly Roberts

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$2,415,784.00

**Disasters:****Declaration Number**

NSP

**Narratives****Summary of Distribution and Uses of NSP Funds:**

Activity Number 1

Activity Name

Cobb County NSP Rehabilitation Program for Single Family Homes

CDBG Activity or Activities

General program administration 24 CFR 570.206

Activity Description

Cobb County will utilize 10% of the NSP3 grant for general administration and planning activities to administer the program.

Dollar Amount

NSP3

\$ 241,579

Total Budget for Activity

\$ 241,579

**How Fund Use Addresses Market Conditions:**

Cobb County will utilize a tiered approach, as described below for identifying the "Areas of Greatest Need" throughout the county.

A) Neighborhoods that score 17 or higher on the HUD Foreclosure Need website will be identified by the County as areas of greatest need. Cobb County has complied the high risk score Census tracts and block groups for the County to assist in targeting Cobb County's NSP grant funds.

B) The NSP3 mapping tool allows the County to calculate the number of housing units and compare the Neighborhood NSP3 Score with the State Minimum threshold NSP3 score. The neighborhoods identified must have an individual score of that the lesser of 17 or the twentieth percentile most needy score.

By using these two methods Cobb County will form the basis of its foreclosure acquisition, rehabilitation, and sales efforts. Based upon HUD's risk score data and Cobb's local data, the area of greatest need in Cobb County is Powder Springs, Austell and a portion of unincorporated Marietta referred to as "Horseshoe Bend Area." Based on HUD data, each of these areas has over 10 percent of housing units that are 90 or more days delinquent or in foreclosure and have an average Neighborhood NSP3 score of 18.2. Cobb County identified these areas from our past success with NSP1. Sixty percent of our NSP1 properties (pending sales and sold) were in these areas. On November 13, 2012, the County approved an amendment to Cobb County's NSP3 HUD Action Plan. The County approved the use of NSP3 program funds to serve census tracts 313.09, 313.10, 313.11, and 314.06 located in the cities of Marietta, Powder Springs, and Austell. The Cobb County NSP Office has reviewed foreclosure data and maps provided by HUD as the basis for recommending expansion of the NSP3 target areas. Expansion of the County's NSP3 target areas would enhance the County's efforts to stabilize neighborhoods that have been identified by HUD and local officials as having a high risk of foreclosure and will assist the County in meeting the required NSP3 50% expenditure deadline of March 2013. The amendment added additional census tract block groups in the NSP3 neighborhoods located in Powder Springs and the City of Austell, specifically the Six Flags area. The additional census tracts include: 313.08, 314.05, 314.04, 311.06, and 313.06. Descriptions and maps of the proposed additional NSP3 target areas are attached.

Expansion of the County's NSP3 target areas would enhance the County's efforts to stabilize neighborhoods that have been identified. In addition, these



areas were chosen based on the proximity to Community Transit routes, interstate access, and employment opportunities.

### Ensuring Continued Affordability:

Cobb County has determined that the designated time period for Long-Term Affordability is 15-years for Single-Family residential units. There is no interest and no monthly payment required on this note. If a NSP recipient lives in the property for 15 years, no repayment is necessary. If a NSP recipient sells the house prior to living in it for 15 years, 100% of NSP financial assistance will be repaid to Cobb County. There is no penalty for selling a house prior to living in it for 15 years other than the required repayment.

### Definition of Blighted Structure:

The State of Georgia defines "Blighted Structure" in House Bill 1313, Section 3, Title 22 of the Official Code of Georgia Annotated as: "Blighted property", "blighted", or "blight" means any urbanized or developed property which:

(A) Presents two or more of the following conditions:

(i) Uninhabitable, unsafe, or abandoned structures;

(ii) Inadequate provisions for ventilation, light, air, or sanitation;

(iii) An imminent harm to life of other property caused by fire, flood, hurricane, tornado, earthquake, storm or other natural catastrophe respecting which the Governor has declared a state of emergency under state law or has certified the need for disaster assistance under federal law; provided, however, this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm;

(iv) A site identified by the federal Environmental Protection Agency as a Superfund site pursuant to 42 U.S.C. Section 9601, et seq., or environmental contamination to an extent that requires remedial investigation or a feasibility study;

(v) Repeated illegal activity on the individual property of which the property owner knew or should have known; or

(vi) The maintenance of the property is below state, county, or municipal codes for at least one year after notice of the code violation; and

(B) is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.

### Definition of Affordable Rents:

Cobb County will utilize the generally accepted definition of affordability, which states that a household to pay no more than 30 percent of its annual income on housing. Cobb County does not intend to utilize NSP3 funds for affordable rental housing.

### Housing Rehabilitation/New Construction Standards:

Cobb County has CDBG Housing Rehabilitation Program with detailed standards and specifications. Cobb County intends to adopt its current CDBG Housing Rehabilitation standards for the Cobb County NSP Program. These standards are in accordance with the International Residential Code (2006) as adopted by the State of Georgia.

### Vicinity Hiring:

Walton NSP, LLC, working as the asset management company on behalf of Cobb County NSP3, will make all possible efforts to adhere to the guidelines and requirements regarding the use of local, qualified contractors and vendors who are from the vicinity areas of the NSP3 funded projects. In cooperation with the intent of this requirement, Walton NSP will post advertisements in the local newspaper that serves these target areas (Powder Springs 1, Powder Springs 2, Austell and small portion of unincorporated Marietta) and make all efforts possible to encourage local vendors and contractors from these areas to bid on work. In the event multiple bids are received from qualified vendors, all things being equal, preferential treatment will be given to the vendor whose business resides in these target areas.

### Procedures for Preferences for Affordable Rental Dev.:

NA

### Grantee Contact Information:

Kimberly Y. Roberts  
Managing Director  
Cobb County CDBG Program  
121 Haynes Street  
Marietta, GA 30060  
Office:(770) 528-1457 Fax:(770) 528-1466  
Email: robertsk@cobbcountycdbg.com

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,415,784.00
Total Budget	\$0.00	\$2,415,784.00
Total Obligated	\$264,313.20	\$1,670,363.17



Total Funds Drawdown	\$265,440.94	\$1,670,363.17
Program Funds Drawdown	\$265,035.90	\$1,564,818.35
Program Income Drawdown	\$405.04	\$105,544.82
Program Income Received	\$405.04	\$105,544.82
Total Funds Expended	\$0.00	\$1,379,510.80
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$362,367.60	\$0.00
Limit on Admin/Planning	\$241,578.40	\$169,875.32
Limit on State Admin	\$0.00	\$169,875.32

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$241,578.40	\$241,579.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$603,946.00	\$605,000.00

## Overall Progress Narrative:

During Q2, 2013, the Cobb County NSP office utilized NSP3 funds to acquire 3 properties: 4600 Falls Avenue SW, Powder Springs, GA 30127, 5230 Brownwood Dr SW, Powder Springs, GA 30127, and 2636 Foxglove Dr. SW, Marietta, GA 30064.

Rehab activities have been completed on 3 NSP3 properties: 4875 Chimney Hill Court, 13 Silver Bend Court, and 2725 Candler LN, SW.

Rehab activities are currently underway on 11 NSP3 properties: 1333 Laura Lane, 1579 Crevis Road, 1731 Silverchase Road, 3206 Rose Petal Lane, 3375 Slate Drive, 4645 Spring Gate Drive, 6617 Coventry Point, 6903 Silver Bend Place, 4600 Falls Ave SW., 5230 Brownwood Dr. SW, and 2636 Foxglove Dr. SW.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
286-NSP3-Acquisition, Cobb NSP3 Acquisition	\$25,835.55	\$1,479,205.00	\$1,165,742.45



286-NSP3-Administration, Cobb County NSP3 General and	\$14,795.00	\$241,579.00	\$157,468.57
286-NSP3-Homeownership Assistance, Cobb NSP3 Financing	\$0.00	\$195,000.00	\$8,928.00
286-NSP3-Rehabilitation, Cobb NSP3 Rehabilitation	\$224,405.35	\$500,000.00	\$232,679.33



## Activities

<b>Grantee Activity Number:</b>	<b>286-NSP3-NSP3A-A</b>
<b>Activity Title:</b>	<b>Cobb NSP3 General and Contract Administration</b>

**Activity Category:**

Administration

**Project Number:**

286-NSP3-Administration

**Projected Start Date:**

05/01/2011

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Cobb County NSP3 General and Contract Administration

**Projected End Date:**

05/01/2014

**Completed Activity Actual End Date:****Responsible Organization:**

Cobb County Georgia

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2013**

N/A

**To Date**

\$241,579.00

**Total Budget**

\$0.00

\$241,579.00

**Total Obligated**

\$14,795.00

\$169,875.32

**Total Funds Drawdown**

\$14,795.00

\$169,875.32

**Program Funds Drawdown**

\$14,795.00

\$157,468.57

**Program Income Drawdown**

\$0.00

\$12,406.75

**Program Income Received**

\$39.81

\$12,446.56

**Total Funds Expended**

\$0.00

\$142,769.77

Cobb County Georgia

\$0.00

\$142,769.77

**Match Contributed**

\$0.00

\$0.00

**Activity Description:****Location Description:****Activity Progress Narrative:**

During Q2, 2013, on-going general administration and professional services were provided to carry out and administer NSP3 activities in Cobb County, GA

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>286-NSP3-NSP3B-Q</b>
<b>Activity Title:</b>	<b>Cobb NSP3 Acquisition- LMMI</b>

**Activity Category:**

Acquisition - general

**Project Number:**

286-NSP3-Acquisition

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Cobb NSP3 Acquisition

**Projected End Date:**

05/01/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Cobb County Georgia

**Overall**
**Total Projected Budget from All Sources**
**Apr 1 thru Jun 30, 2013**

N/A

**To Date**

\$1,199,205.00

**Total Budget**

\$0.00

\$1,199,205.00

**Total Obligated**

\$24,707.81

\$1,166,870.19

**Total Funds Drawdown**

\$25,835.55

\$1,166,870.19

**Program Funds Drawdown**

\$25,835.55

\$1,165,742.45

**Program Income Drawdown**

\$0.00

\$1,127.74

**Program Income Received**

\$365.23

\$1,492.97

**Total Funds Expended**

\$0.00

\$1,136,861.76

Cobb County Georgia

\$0.00

\$1,136,861.76

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Cobb County's NSP3 will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

**Location Description:**

Cobb County will utilize its NSP3 Grant funds in HUD designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Austell, (3) Marietta

**Activity Progress Narrative:**

During Q2, 2013, the Cobb County NSP office utilized NSP3 funds to acquire 3 properties: 4600 Falls Avenue SW, Powder Springs, GA 30127, 5230 Brownwood Dr SW, Powder Springs, GA 30127, and 2636 Foxglove Dr. SW, Marietta, GA 30064

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	10/12
<b># of buildings (non-residential)</b>	3	3/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0



# of Parcels acquired voluntarily	3	10/12
Total acquisition compensation to	0	7/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	10/12
# of Singlefamily Units	3	10/12

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	7/12	7/12	100.00
# Owner Households	0	0	0	0/0	7/12	7/12	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
2636 Foxglove Dr SW	Marietta		Georgia	30064-4544	Match / Y
5230 Brownwood Dr	Powder Springs		Georgia	30127-4715	Match / Y
4600 Falls Ave	Powder Springs		Georgia	30127-3298	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>286-NSP3-NSP3B-Q-Rehab</b>
<b>Activity Title:</b>	<b>Cobb NSP3 Rehabilitation- LMMI</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

286-NSP3-Rehabilitation

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Cobb NSP3 Rehabilitation

**Projected End Date:**

05/01/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Cobb County Georgia

**Overall**
**Total Projected Budget from All Sources**
**Apr 1 thru Jun 30, 2013**

N/A

**To Date**

\$300,000.00

**Total Budget**

\$0.00

\$300,000.00

**Total Obligated**

\$224,810.39

\$233,084.37

**Total Funds Drawdown**

\$224,810.39

\$233,084.37

**Program Funds Drawdown**

\$224,405.35

\$232,679.33

**Program Income Drawdown**

\$405.04

\$405.04

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$8,273.98

Cobb County Georgia

\$0.00

\$8,273.98

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Cobb County's NSP3 will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

**Location Description:**

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Austell, (3) Marietta

**Activity Progress Narrative:**

Rehab activities have been completed on 3 NSP3 properties: 4875 Chimney Hill Court, 13 Silver Bend Court, and 2725 Candler LN, SW.

Rehab activities have commenced on 11 NSP3 properties: 1333 Laura Lane, 1579 Crevis Road, 1731 Silverchase Road, 3206 Rose Petal Lane, 3375 Slate Drive, 4645 Spring Gate Drive, 6617 Coventry Point, and 6903 Silver Bend Place.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	14	25/12



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	14	25/12
# of Singlefamily Units	14	25/12

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	11/12	11/12	100.00
# Owner Households	0	0	0	0/0	11/12	11/12	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
13 Silver Bend Court SE	Austell		Georgia	30168-	Match / N
1731 Silverchase Dr SW	Marietta		Georgia	30008-	Match / N
6617 Coventry Point	Austell		Georgia	30168-	Match / N
3375 Slate Dr. SW	Austell		Georgia	30106-	Match / N
3206 Rose Petal Lane SW	Powder Springs		Georgia	30127-	Match / N
2725 Candler LN SW	Marietta		Georgia	30064-	Match / N
2636 Foxglove Dr SW	Marietta		Georgia	30064-	Match / N
5230 Brownwood Dr SW	Powder Springs		Georgia	30127-	Match / N
4600 Falls Ave SW	Powder Springs		Georgia	30127-	Match / N
4875 Chimney Hill Ct. SW	Austell		Georgia	30106-	Match / N
6903 Silver Bend Place SE	Austell		Georgia	30168-	Match / N
1579 Creveis Road SW	Austell		Georgia	30168-	Match / N
1333 Laura Lane SW	Austell		Georgia	30168-	Match / N
4745 Spring Gate Dr. SW	Powder Springs		Georgia	30127-	Match / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	